

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 14, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Declaration of Conflicts of Interest
2. Election of 2014 Planning Commission Chair and Vice-Chair
3. Development Items
 - A. Evans Ranch Plat B-3 Preliminary & Final Plat – Public Hearing, Action Item
A 4.61-acre 1-lot subdivision in the Evans Ranch development, located at the northeast corner of Porter's Crossing and Golden Eagle Road.
 - B. Eagle Mountain Gateway (SR73) Preliminary Plat – Public Hearing, Action Item
A 28.6-acre applicant-proposed commercial subdivision with a total of 14 lots (mix of commercial, storage, and multi-family), located in the northwest corner of SR73 and Mt. Airey Drive, north of SR73.
 - C. The Cove at Rock Creek Concept Plan – Discussion Item
A proposed concept plan for the remaining portion of Rock Creek development. The proposed application consists of 82 townhome units on 6.53 ac for a density of 12.5 units per acre.
4. Work Session
 - A. Discussion of Potential Development Code Amendments
 - B. Next Scheduled Meeting: January 28
5. Adjournment



EAGLE MOUNTAIN CITY Planning Commission Staff Report

JANUARY 14, 2014

Project: Evans Ranch Plat B-3 – Preliminary & Final Plat
Applicant: DAI (Agent – Nate Shipp)
Type of Action: Action Item; Public Hearing

PROPOSAL

The Evans Ranch Plat B-3 is a proposed 4.61-acre parcel located on the northeast corner of Porter's Crossing and Golden Eagle Road, and was shown as a church lot in the approved Evans Ranch Master Development Plan. It is proposed exactly as shown in the master development plan. A preliminary and final plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

Water Rights

Water rights will be required prior to a building permit being issued for the property.

Utilities

The applicants will continue to work with the Public Works and Engineering departments to finalize requirements for utility sizing and other utility requirements. They have already been reviewing the plat and providing comments to the applicants.



Roads & Improvements

Improvements will be made to Porter's Crossing and Golden Eagle Road along with this plat. The eastern side of Porter's Crossing will be completed, with additional asphalt, curb and gutter, park strip, and multi-use path. Modifications to the existing median will be made to accommodate a left-turn lane on Porter's Crossing. The only concern with the roadways relates to the internal neighborhood road on the northeast side of this lot. Since there is no reason for this roadway to be improved until the residential lots are platted, the road has not been included in this plat. The entire roadway, then, will have to be included in the subdivision plat that includes the residential lots, and it will have to be improved at that time. The temporary turnaround at the end of Golden Eagle Road will have to be approved by the Fire Marshal, along with any necessary fire hydrants.

Procedures and Future Applications

The Planning Commission is the approval authority for Preliminary Plats, and the recommending body for Final Plats. In this case, the applicant has submitted a preliminary/final plat application, so there is no difference between the preliminary and the final plats. The preliminary approval, then, is really just a formality. A site plan will have to be approved prior to any construction on the church lot. A final plat approval is valid for one year, so a site plan application is expected to be submitted within the next year.

Plat Modifications

Minor modifications to the plat and construction drawings will be required to comply with the City's standards, including some text changes and any redlined changes required by the Public Works Department or Fire Marshal.

Recommended Motion

If the Planning Commission chooses to approve the proposed plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

I move that the Planning Commission approve the Evans Ranch Plat B-3 Preliminary Plat and recommend approval of the Final Plat to the City Council.

ATTACHMENTS:

- ☐ Proposed final plat

EVANS RANCH

PLAT "B-3"

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH

VICINITY MAP

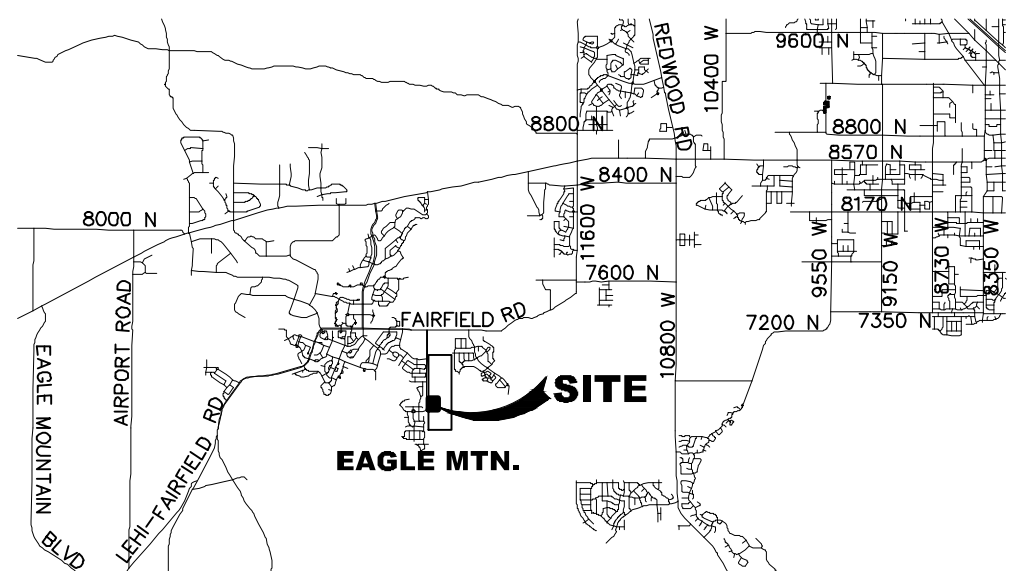


TABLE OF CONTENTS

	COVER SHEET
	PLAT "B-3"
SHEET 1	UTILITY PLAN
SHEET 2	GOLDEN EAGLE DRIVE P&P
SHEET 3	PORTER'S CROSSING P&P
SHEET 4	DETAILS

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	5.42 ACRES
TOTAL AREA IN LOTS	4.61 ACRES
TOTAL OPEN SPACE	0
# OF LOTS:	1
DENSITY:	.18 LOTS/ACRE

NOTES

- NO UTILITY LATERALS OR METERS TO BE LOCATED UNDER DRIVEWAYS.
- PROTECTION TO BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES ADJACENT TO DRIVEWAYS OR WITHIN TRAFFIC AREAS. UTILITIES ARE TO BE PLACED SUCH THAT THE DRIVEWAY TRAFFIC AND UTILITIES DO NOT CREATE A POSSIBLE HAZARDS.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- PARKING RESTRICTION SIGNAGE TO BE PROVIDED FOR ALL ALLEY WAYS.
- REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - FRONT LIVING - 20'
 - FRONT GARAGE - 22'
 - CORNER LIVING - 15'
 - CORNER GARAGE - 22'
 - REAR - 20'
 - SIDE - 5'

LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	EX-SS
SEWER MANHOLE	SM
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	EX-PI
PI VALVE	PIV
FENCE	F

PROPOSED	
WATER	W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	SS
SEWER MANHOLE	SM
STORM DRAIN	SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	PI
PI VALVE	PIV

DEVELOPER / OWNER
DAI
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
EVANS RANCH PLAT B-3

EVANS RANCH - PLAT "B-3"

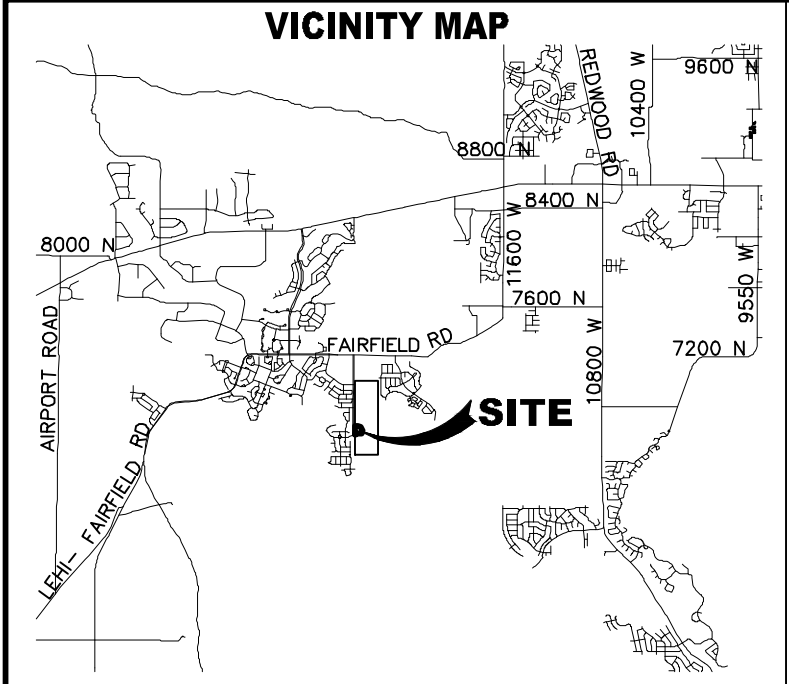
EAGLE MOUNTAIN, UTAH

COVER SHEET

REVISIONS
1 .
2 .
3 .
4 .
5 .

LEI PROJECT #:
2012-1845
DRAWN BY:
BLS/BAP
CHECKED BY:
GDM
SCALE:
1" = 40'
DATE:
10/28/2013

SHEET
COVER



WEST 1/4 CORNER
SECTION 28,
T5S, R1W, SLB&M
(1969 UTAH COUNTY MONUMENT)

PORTER'S CROSSING
(94' R.O.W. - DEDICATED TO EAGLE MOUNTAIN CITY)

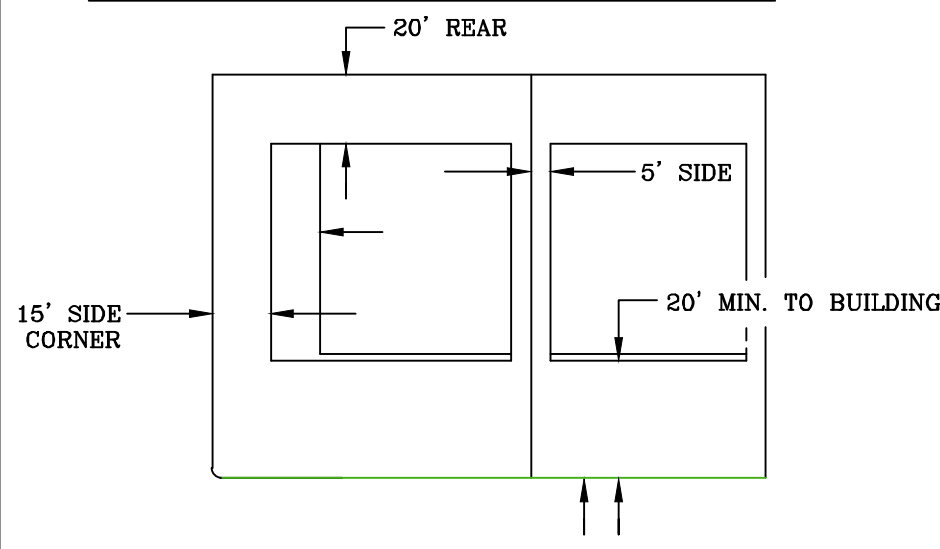
LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	N89°22'57"W	170.17	
L2	N78°10'16"E	40.63	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	26.00	85°49'53"	38.95	S58°54'48"E 35.41
C2	701.00	16°36'54"	203.28	S7°41'24"E 202.57
C3	1047.00	14°37'08"	267.14	S81°47'03"E 266.42
C4	526.50	12°44'07"	117.03	N84°32'19"E 116.79
C5	748.00	0°43'43"	9.51	S19°16'07"E 9.51
C6	1015.50	14°45'20"	261.52	N81°42'58"W 260.80
C7	495.00	12°44'07"	110.02	S84°32'19"W 109.80

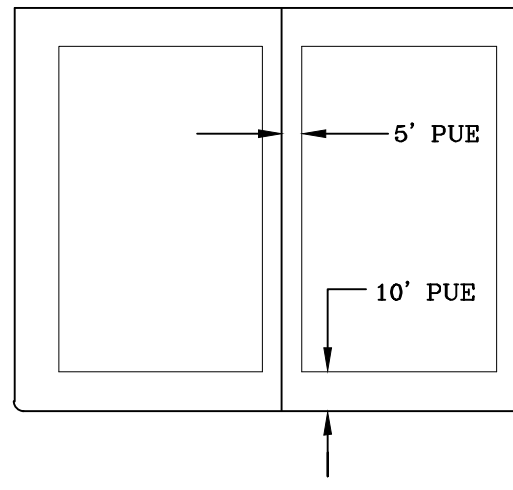


SOUTHWEST CORNER
SECTION 28,
T5S, R1W, SLB&M
(2009 UTAH COUNTY MONUMENT)

BUILDING SETBACKS (MINIMUM)

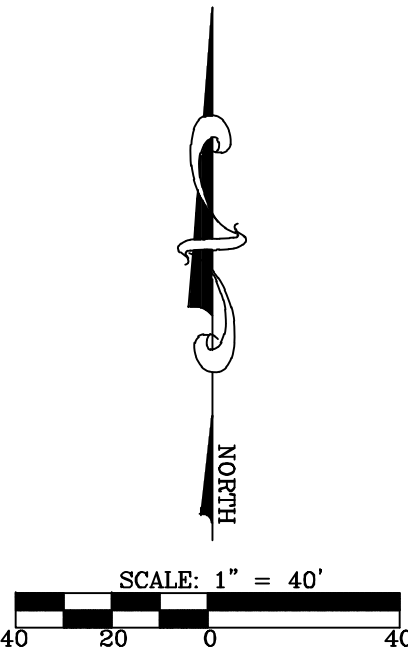


PUBLIC UTILITY EASEMENTS



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB PROJECTION OF SIDE LOT LINES.
2. COVED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN THE HOMES TO EACH SIDE. HOMES WILL NOT BE SET AS TO CREATE A SIGNIFICANT STEP BETWEEN HOUSE FRONTS.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501192 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 970.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N0°37'03"E ALONG THE WEST SECTION LINE OF SAID SECTION 582.32 FEET; THENCE S89°22'57"E 170.17 FEET; THENCE ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N59°10'28"E) TO THE LEFT 292.52 FEET THROUGH A CENTRAL ANGLE OF 86°11'12" (CHORD: S73°55'08"E 265.71 FEET); THENCE S25°55'27"E 100.31 FEET; THENCE S70°00'40"E 30.10 FEET; THENCE S9°15'53"E 121.14 FEET; THENCE S1°08'02"W 242.17 FEET; THENCE ALONG THE ARC OF A 1005.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N15°42'25"W) TO THE LEFT 153.40 FEET THROUGH A CENTRAL ANGLE OF 8°44'27" (CHORD: N78°39'49"W 153.25 FEET); THENCE S6°15'13"W 28.50 FEET; THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S6°59'12"W) TO THE LEFT 103.68 FEET THROUGH A CENTRAL ANGLE OF 6°04'50" (CHORD: N86°03'13"W 103.64 FEET); THENCE ALONG THE ARC OF A 456.50 FOOT RADIUS CURVE TO THE LEFT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: S84°32'19"W 101.26 FEET); THENCE S78°10'16"W 69.18 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S81°58'30"E) TO THE LEFT 12.67 FEET THROUGH A CENTRAL ANGLE OF 27°39'28" (CHORD: S5°48'14"E 12.67 FEET); THENCE S67°36'59"W 56.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.42 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATED UNDER THE PROVISIONS OF 10-6A-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE PERSON(S) SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR

APPROVED BY CITY COUNSEL

APPROVED BY CITY ATTORNEY

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "B-3"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

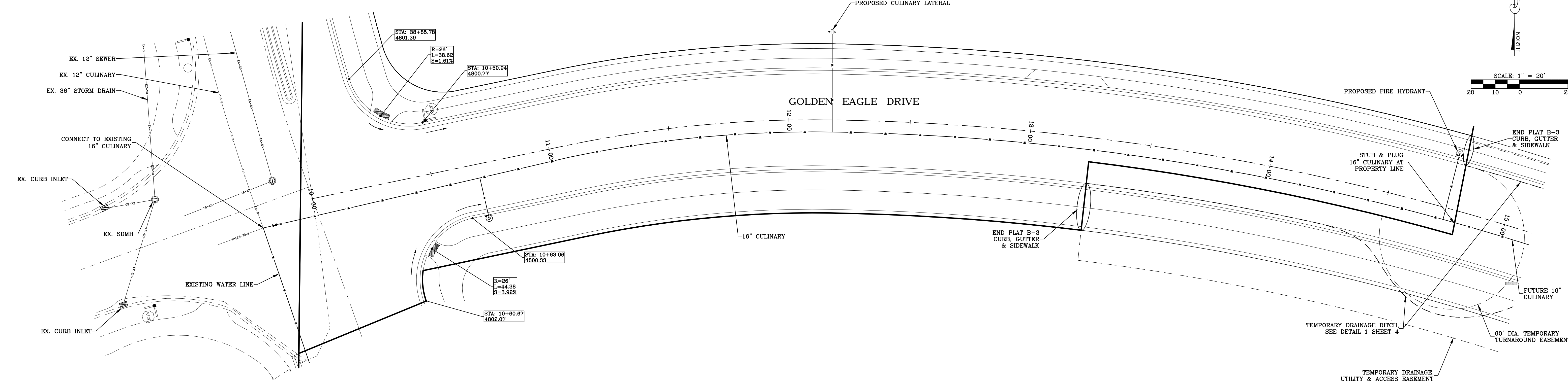
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

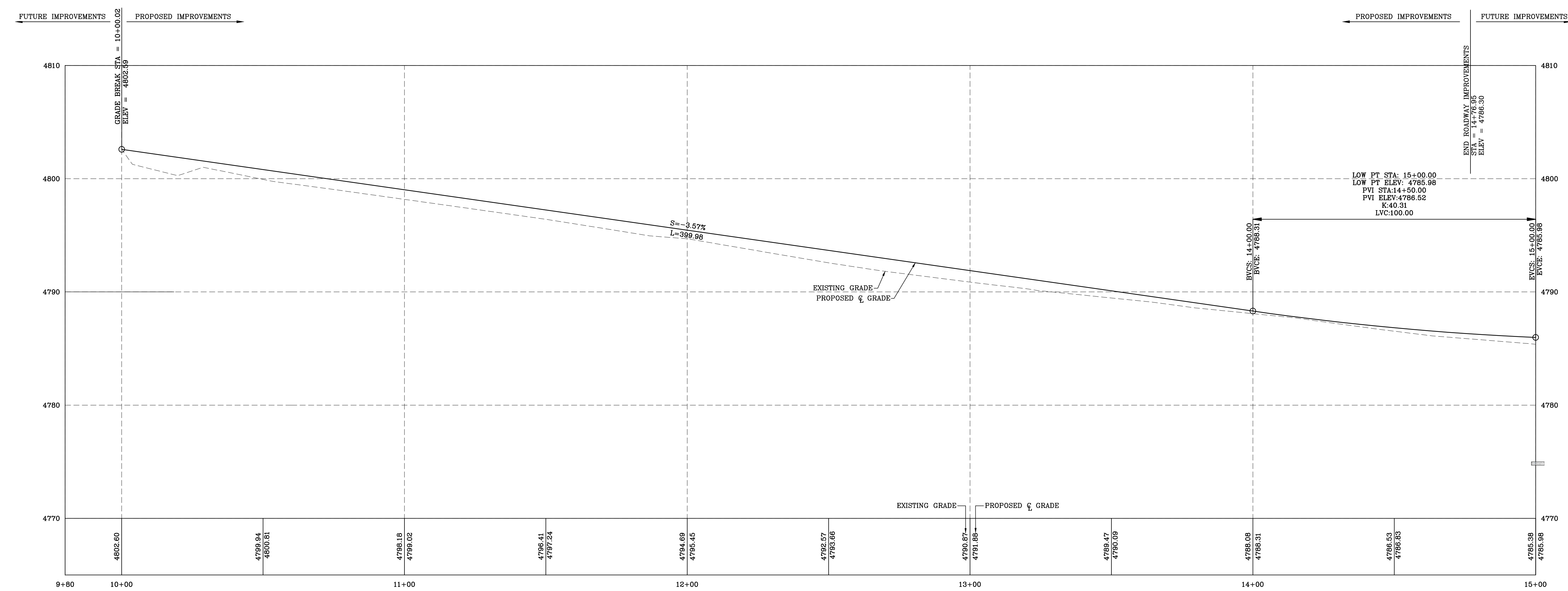
COUNTY-RECORDER SEAL


This form approved by Utah County and the municipalities therein.



NOTE

FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.





**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH

GOLDEN EAGLE DRIVE PLAN & PROFILE

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:
2012-1845

DRAWN BY:
BLS/BAP

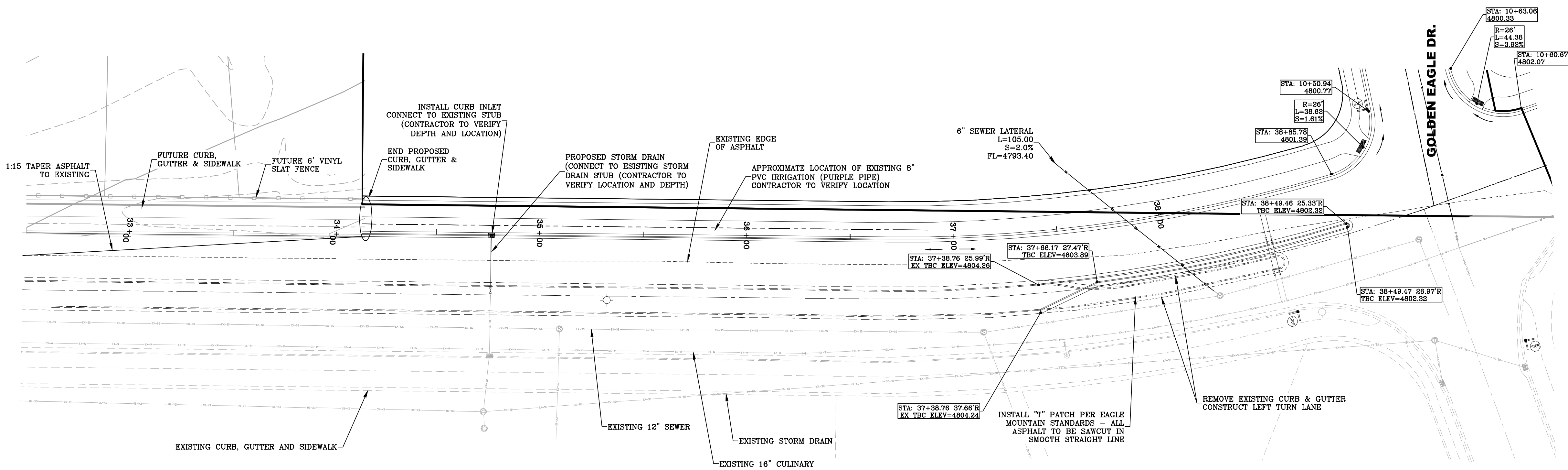
CHECKED BY:

SCALE:
1" = 20'

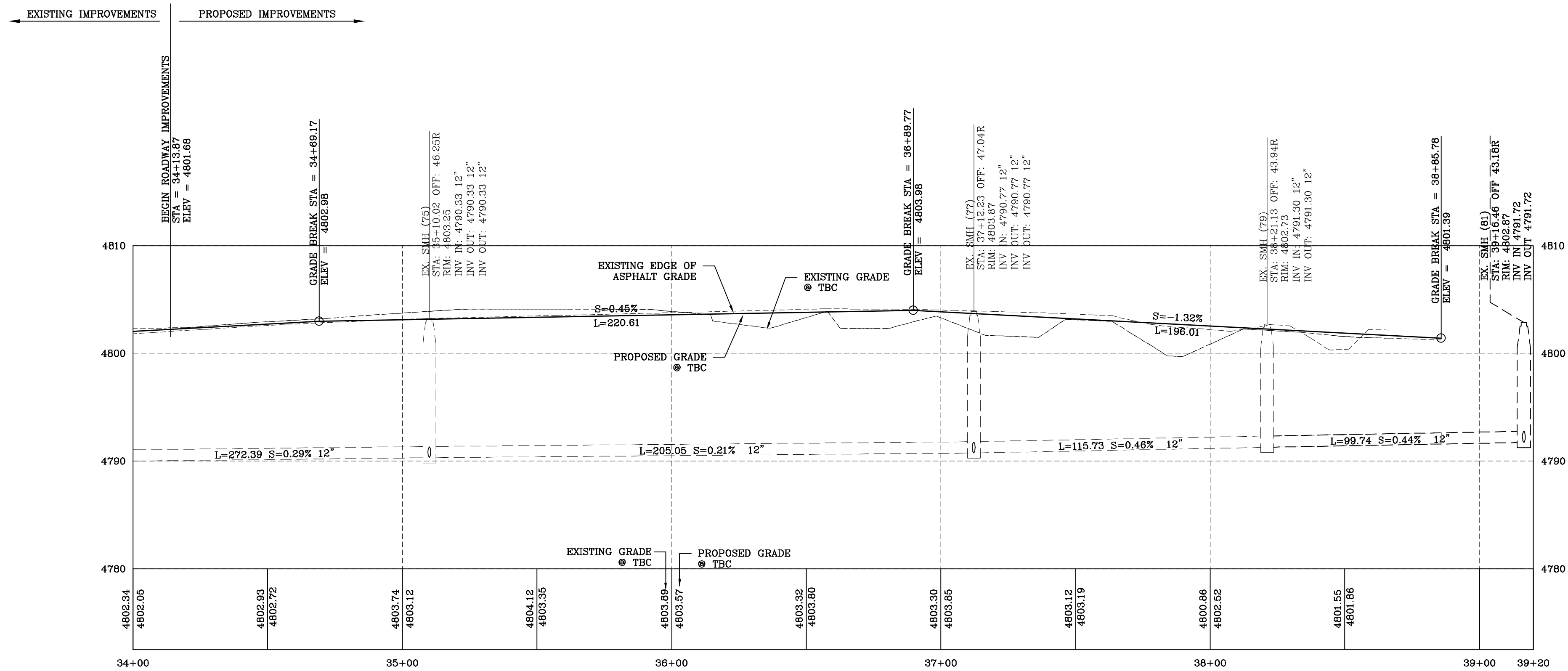
DATE:
10/28/2013

SHEET

2



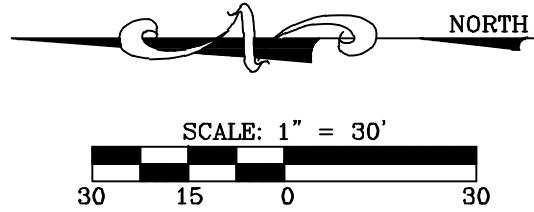
PORTER'S CROSSING ROAD
CENTER LINE OMITTED FOR CLARITY



PORTER'S CROSSING ROAD PROFILE

NOTE

FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.



LEI
ENGINEERS
SURVEYORS
PLANNERS

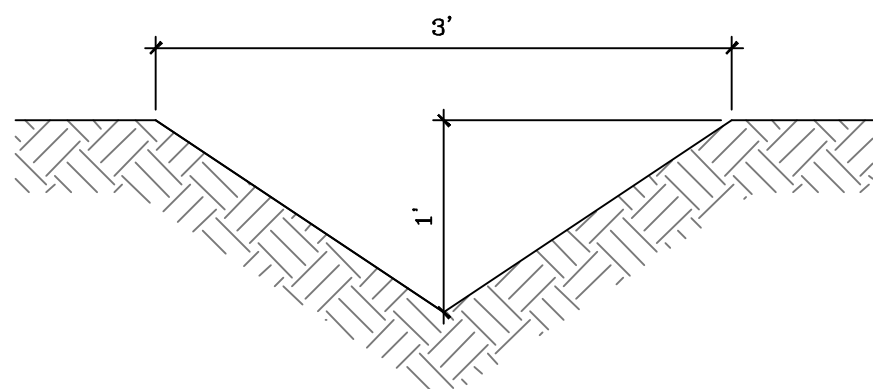
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH
PORTER'S CROSSING ROAD PLAN & PROFILE

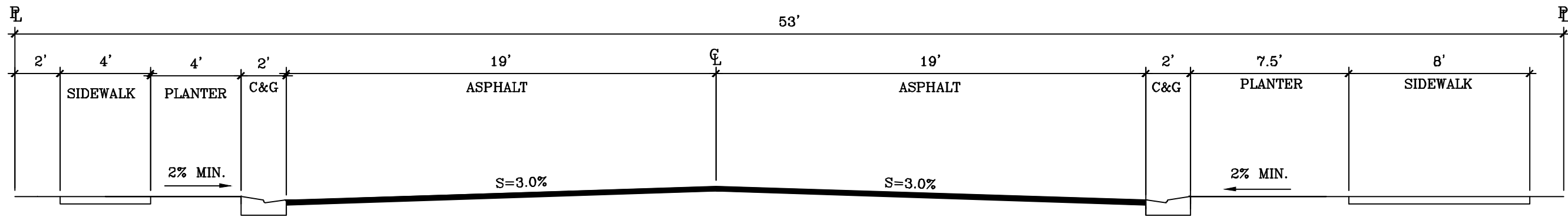
REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:	2012-1845
DRAWN BY:	BLS/BAP
CHECKED BY:	GDM
SCALE:	1" = 30'
DATE:	10/28/2013

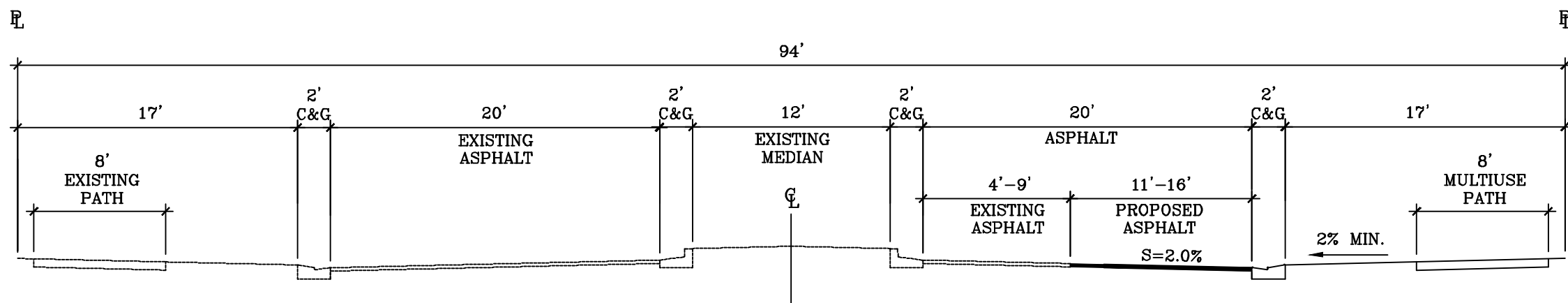
SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



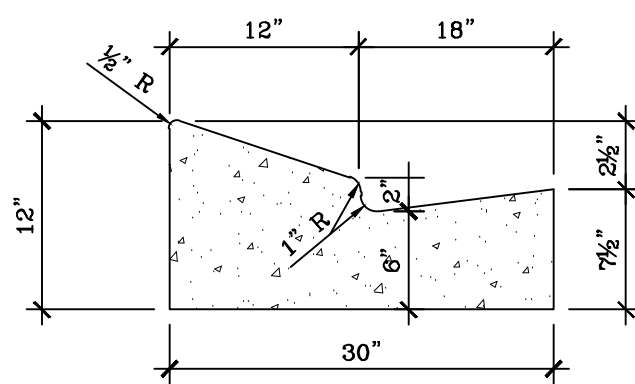
1 TEMPORARY DRAINAGE DITCH DETAIL



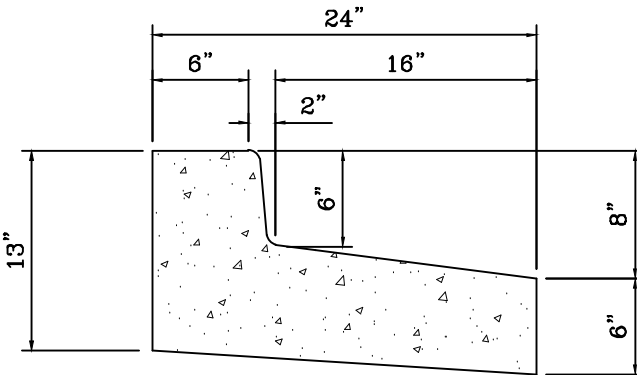
2 70' RIGHT-OF-WAY (MINOR COLLECTOR)



3 94' RIGHT-OF-WAY (MAJOR COLLECTOR)



MODIFIED HIGH BACK



SHED CURB

4 CURB & GUTTER DETAILS



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

EVANS RANCH - PLAT "B-3"
EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2012-1845
DRAWN BY:
BLS/BAP
CHECKED BY:
GDM
SCALE:
N.T.S.
DATE:
10/28/2013

SHEET

4



EAGLE MOUNTAIN CITY Planning Commission Staff Report

JANUARY 14, 2014

Project: **Eagle Mountain Gateway (SR73) – Preliminary Plat**
Applicant: Autumn Valley Land LC (Agent – Ken Berg or Scot Hazard)
Type of Action: Action Item

PREFACE

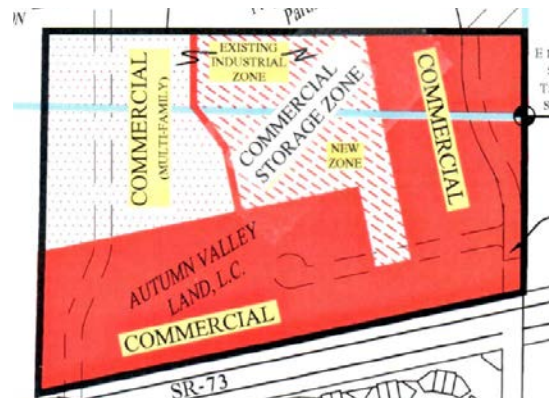
The proposed 28.6-acre preliminary plat includes 14 total lots or parcels. Lot 103 is planned as a storage unit lot, lots 401 and 402 are planned as future multi-family, and the remaining lots are intended for retail, office, and office-warehouse.

The purpose of the preliminary plat application is to review the specific layout of the lots, ensure proper coordination of public and private street systems and circulation, review demand and availability of public utilities, review park and recreation sites, and review project densities.

PROPOSAL

The preliminary plat is proposed as follows:

<u>TABULATIONS</u>	
TOTAL ACREAGE	28.605 AC
TOTAL ACREAGE IN LOTS	24.783 AC
TOTAL ACREAGE IN STREETS	3.822 AC
AVERAGE LOT SIZE	1.76 AC
LARGEST LOT SIZE	6.12 AC
SMALLEST LOT SIZE	1.00 AC
TOTAL # OF LOTS	14



Noteworthy Items/Concerns

Zoning

This property was rezoned in May, 2013, to Commercial and Commercial Storage, as seen above. The proposed uses comply with these zones.

SR73

This property is located at the entrance to the City along SR73. As you know, SR73 is a state highway owned and maintained by UDOT, and the UDOT Region 3 Director has stated their intent to continue widening that road, as needed, until it cannot be widened any more. In other words, SR73 is the priority road into and out of the city. We have been meeting with UDOT and Mountainland Association of Governments (MAG) to discuss future right-of-way needs for a higher capacity road in this area, and we have settled on the need to obtain an additional 200 feet of right-of-way, approximately. The concept plan that was provided to the City Council and Planning Commission with

Autumn Valley Industrial / Commercial Site Plan

Legend:

- 50' POND
- 10' POND
- 20' POND
- 30' POND
- 40' POND
- 50' POND
- 60' POND
- 70' POND
- 80' POND
- 90' POND
- 100' POND
- 110' POND
- 120' POND
- 130' POND
- 140' POND
- 150' POND
- 160' POND
- 170' POND
- 180' POND
- 190' POND
- 200' POND
- 210' POND
- 220' POND
- 230' POND
- 240' POND
- 250' POND
- 260' POND
- 270' POND
- 280' POND
- 290' POND
- 300' POND
- 310' POND
- 320' POND
- 330' POND
- 340' POND
- 350' POND
- 360' POND
- 370' POND
- 380' POND
- 390' POND
- 400' POND
- 410' POND
- 420' POND
- 430' POND
- 440' POND
- 450' POND
- 460' POND
- 470' POND
- 480' POND
- 490' POND
- 500' POND
- 510' POND
- 520' POND
- 530' POND
- 540' POND
- 550' POND
- 560' POND
- 570' POND
- 580' POND
- 590' POND
- 600' POND
- 610' POND
- 620' POND
- 630' POND
- 640' POND
- 650' POND
- 660' POND
- 670' POND
- 680' POND
- 690' POND
- 700' POND
- 710' POND
- 720' POND
- 730' POND
- 740' POND
- 750' POND
- 760' POND
- 770' POND
- 780' POND
- 790' POND
- 800' POND
- 810' POND
- 820' POND
- 830' POND
- 840' POND
- 850' POND
- 860' POND
- 870' POND
- 880' POND
- 890' POND
- 900' POND
- 910' POND
- 920' POND
- 930' POND
- 940' POND
- 950' POND
- 960' POND
- 970' POND
- 980' POND
- 990' POND
- 1000' POND

Site Details:

- MULTI-FAMILY TOWNHOMES:** 540 ACRES
- INDUSTRIAL STORAGE SITE:** 6.18 ACRES
- COMMERCIAL SITE "A":** 6.99 ACRES
- COMMERCIAL SITE "B":** 1.18 ACRES
- COMMERCIAL SITE "C":** 1.53 ACRES
- COMMERCIAL SITE "D":** 1.00 ACRES
- COMMERCIAL SITE "E":** 1.00 ACRES
- COMMERCIAL SITE "F":** 1.00 ACRES
- COMMERCIAL SITE "G":** 1.00 ACRES
- COMMERCIAL SITE "H":** 1.00 ACRES
- COMMERCIAL SITE "I":** 1.00 ACRES
- COMMERCIAL SITE "J":** 1.00 ACRES
- COMMERCIAL SITE "K":** 1.00 ACRES
- COMMERCIAL SITE "L":** 1.00 ACRES
- COMMERCIAL SITE "M":** 1.00 ACRES
- COMMERCIAL SITE "N":** 1.00 ACRES
- COMMERCIAL SITE "O":** 1.00 ACRES
- COMMERCIAL SITE "P":** 1.00 ACRES
- COMMERCIAL SITE "Q":** 1.00 ACRES
- COMMERCIAL SITE "R":** 1.00 ACRES
- COMMERCIAL SITE "S":** 1.00 ACRES
- COMMERCIAL SITE "T":** 1.00 ACRES
- COMMERCIAL SITE "U":** 1.00 ACRES
- COMMERCIAL SITE "V":** 1.00 ACRES
- COMMERCIAL SITE "W":** 1.00 ACRES
- COMMERCIAL SITE "X":** 1.00 ACRES
- COMMERCIAL SITE "Y":** 1.00 ACRES
- COMMERCIAL SITE "Z":** 1.00 ACRES

Other Features:

- EXISTING COMMERCIAL ZONE**
- NEW ACCESS TO SR-73**
- STATE HIGHWAY 73**
- MT AIRY DRIVE**
- EXISTING R/W**
- RESERVE PRESERVE ADDITIONAL 150' R/W FOR UDOT PURCHASE**
- STATE ONLY**
- APPROXIMATE ONLY**
- IMATE ONLY**

Scale: 1" = 100' (11" x 17")

North Arrow: N

Design: BY: SES

Scale: 1" = 100'

Drawn: BY: AC

Date: 11 MAR 2012

Sheet: C-1-1

Project: AUTUMN VALLEY INDUSTRIAL / COMMERCIAL SITE PLAN

Client: TWIN PEAKS ENGINEERING & DESIGN

Address: 1000 N. STATE STREET, SUITE 100, TWIN PEAKS, CO. 80130

Phone: (303) 435-7329

Website: www.twinpeaksdesign.com

Project: AUTUMN VALLEY INDUSTRIAL / COMMERCIAL SITE PLAN

Drawn: BY: AC

Date: 11 MAR 2012

Sheet: C-1-1

This right-of-way issue has a substantial impact on the design of this subdivision plat. The property owner has been willing to sell the property to UDOT, but doesn't want to delay his project unnecessarily, if the process is lengthy. That being said, major changes may be necessary to the plat design as a result of the property negotiations, and it would be wise for the City to wait until these negotiations have been completed before approving a subdivision plat for the property. This could be considered a very valid reason to table the project.

The applicants will continue to work with the Public Works and Energy departments to finalize requirements for utility sizing, locations, etc. The Fire Marshal will also need to approve all roads and turnarounds in the plat.

The applicant was requested to show buildings and parking on the plan to provide the Commission with an idea of the feasibility of the lots for different types of retail/office/warehouse buildings, and the relationship of these improvements to the future SR73 right-of-way. These will be evaluated more thoroughly in the future, following any necessary redesign as a result of the property purchase negotiations.

A project labeled “Gateway” was recently approved in another area of the city. Staff recommends that the applicant change the name of this project.

RECOMMENDATION SECTION

City Staff recommends that the Planning Commission table the Eagle Mountain Gateway SR73 preliminary plat in order to provide more time for negotiations of property purchase and the application for approval of funding to the Local Corridor Preservation Fund. The approval of a preliminary plat containing lots on property that is currently undergoing negotiations for purchase would cause uncertainty and unnecessary confusion.

Recommended Motion

If the Planning Commission chooses to table the proposed Gateway Preliminary Plat, the following is a recommended motion provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

I move that the Planning Commission table the Eagle Mountain Gateway SR73 Preliminary Plat to provide more time for future right-of-way and real estate negotiations between the City, UDOT, and the property owner.

ATTACHMENTS:

- ☐ Proposed preliminary plans

AUTUMN VALLEY COMMERCIAL SITE

PROPOSED ZONING - APRIL 2013

EXISTING INDUSTRIAL ZONE WITH EXTRACTED INDUSTRIES OVERLAY

EXISTING INDUSTRIAL ZONE (ADD EXTRACTED INDUSTRIES OVERLAY TO HATCHED AREA)

EXISTING INDUSTRIAL ZONE (NO CHANGE)

EXISTING COMMERCIAL ZONE

COMMERCIAL (MULTIFAMILY)

COMMERCIAL STORAGE ZONE

NEW ZONE

COMMERCIAL

AUTUMN VALLEY LAND, L.C. COMMERCIAL

EAGLE MOUNTAIN CITY

Pine Grove Properties Limited Partnership

SR-73

CITY STREET

SCALE 1" = 500'

TWIN PEAKS ENGINEERING & DESIGN
1189 N. 1270 E. AMERICAN FORK, UT 84003
STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

AUTUMN VALLEY LAND, L.C.
11038 N. HIGHLAND BLVD.
HIGHLAND, UT 84003 (801) 756-7303

DESIGN BY: SES
DRAWN BY: RC

SCALE: 1" = 500'
DATE: 10 APRIL 2013

SHEET 1

EAGLE MOUNTAIN GATEWAY

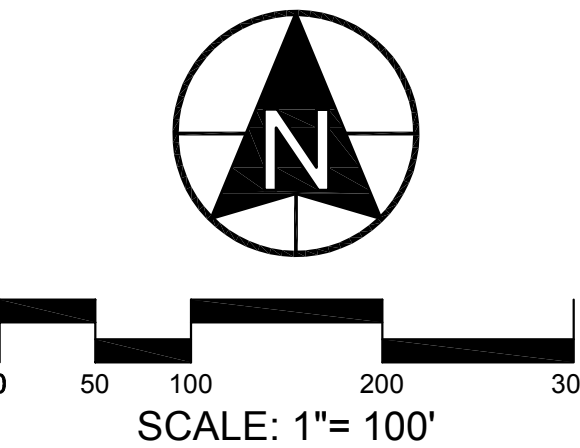
LOT 101		
BUILDING SF	= 12,000 SF	
TYPE	= RETAIL	
REQUIRED PARKING	1/200	= 60 SPACES
PROVIDED PARKING		= 63 SPACES
LANDSCAPE %	0.68 AC	= 44%
LOT 102		
BUILDING SF	= 17,170 SF	
TYPE	= OFFICE-WAREHOUSE	
3500 SF OFFICE	13670 SF WAREHOUSE	
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 21 SPACES
PROVIDED PARKING		= 28 SPACES
LANDSCAPE %	0.25 AC	= 20%
LOT 103		
BUILDING SF	= 126,740 SF	
TYPE	= SELF STORAGE	
REQUIRED PARKING	= TBD	
PROVIDED PARKING	= 8 SPACES	
LANDSCAPE %	0.15 AC	= 2.3%
LOT 201		
BUILDING SF	= 8,100 SF	
TYPE	= RETAIL	
REQUIRED PARKING	1/200 RETAIL	= 41 SPACES
PROVIDED PARKING		= 56 SPACES
LANDSCAPE %	0.33 AC	= 33%
LOT 202		
BUILDING SF	= 7,200 SF	
TYPE	= RETAIL	
REQUIRED PARKING	1/200 RETAIL	= 36 SPACES
PROVIDED PARKING		= 60 SPACES
LANDSCAPE %	0.30 AC	= 30%
LOT 203		
BUILDING SF	= 7,800 SF	
TYPE	= RETAIL	
REQUIRED PARKING	1/200 RETAIL	= 39 SPACES
PROVIDED PARKING		= 48 SPACES
LANDSCAPE %	0.31 AC	= 31%
LOT 204		
BUILDING SF	= 10,000 SF	
TYPE	= RETAIL	
REQUIRED PARKING	1/200 RETAIL	= 50 SPACES
PROVIDED PARKING		= 78 SPACES
LANDSCAPE %	0.43 AC	= 29%
LOT 205		
BUILDING SF	= 12,000 SF	
TYPE	= OFFICE	
REQUIRED PARKING	1/250 OFFICE	= 48 SPACES
PROVIDED PARKING		= 67 SPACES
LANDSCAPE %	0.32 AC	= 27%
LOT 206		
BUILDING SF	= 10,000 SF	
TYPE	= OFFICE	
REQUIRED PARKING	1/250 OFFICE	= 40 SPACES
PROVIDED PARKING		= 51 SPACES
LANDSCAPE %	0.29 AC	= 29%
LOT 207		
BUILDING SF	= 11,750 SF	
TYPE	= OFFICE	
REQUIRED PARKING	1/250 OFFICE	= 47 SPACES
PROVIDED PARKING		= 57 SPACES
LANDSCAPE %	0.39 AC	= 34%
LOT 301		
BUILDING SF	= 16,360 SF	
TYPE	= OFFICE-WAREHOUSE	
3300 SF OFFICE	13060 SF WAREHOUSE	
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 18 SPACES
PROVIDED PARKING		= 31 SPACES
LANDSCAPE %	0.21 AC	= 18%
LOT 302		
BUILDING SF	= 17,170 SF	
TYPE	= OFFICE-WAREHOUSE	
2500 SF OFFICE	10175 SF WAREHOUSE	
REQUIRED PARKING	1/250 OFFICE 1/2000 WH	= 15 SPACES
PROVIDED PARKING		= 22 SPACES
LANDSCAPE %	0.25 AC	= 24%



EAGLE MOUNTAIN GATEWAY

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION			DATE
PRELIMINARY PLAN			11/18/13

EAGLE MOUNTAIN GATEWAY

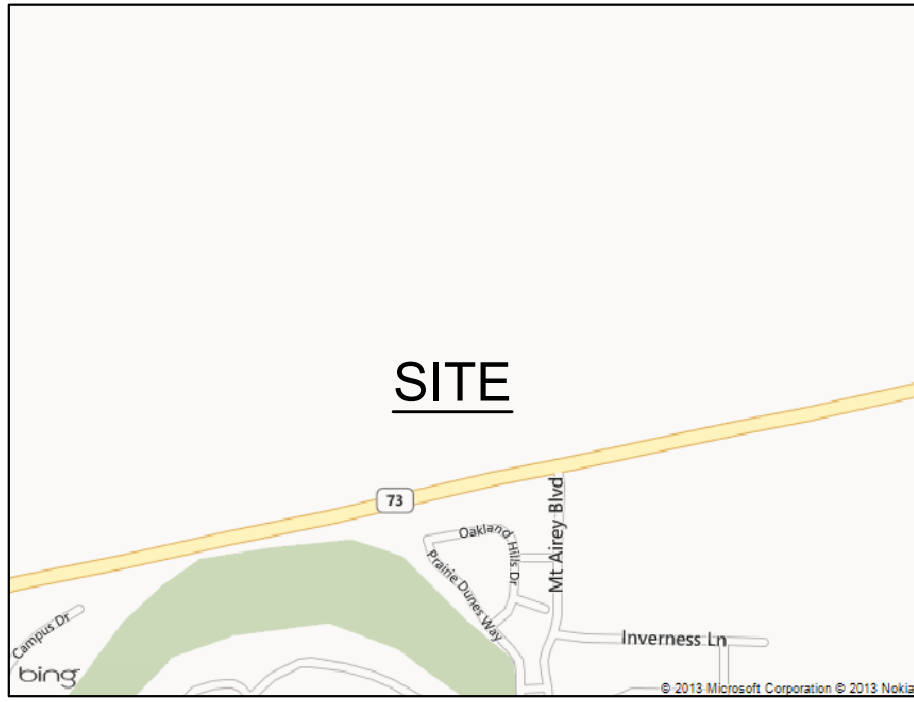
DESCRIPTION

MASTER SITE PLAN

SHEET NAME	SHEET NUMBER
MASTER SITE PLAN	C1

c:\2013\highway\13-0000\master\master.dwg

EAGLE MOUNTAIN GATEWAY



VICINITY SKETCH
SCALE 1" = 5000'

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE NE AND SE QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE EAST QUARTER CORNER OF SAID SECTION 17, RUNNING;

THENCE S 00°16'01" W 509.03 FEET ALONG THE SECTION LINE;;
THENCE S 78°14'08" W 1368.90 FEET;
THENCE N 00°16'27" E 293.43 FEET TO A POINT ALONG A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF 525.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 70.50 FEET (CURVE HAVING A CENTRAL ANGLE OF 7°41'13" AND A CHORD S75°46'50" W 70.45 FEET);
THENCE N 01°06'37" E 538.90 FEET;
THENCE N 00°16'27" E 220.71 FEET;
THENCE EAST 1397.92 FEET;
THENCE S 00°13'47" W 247.62 ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 28.605 ACRES

TABULATIONS

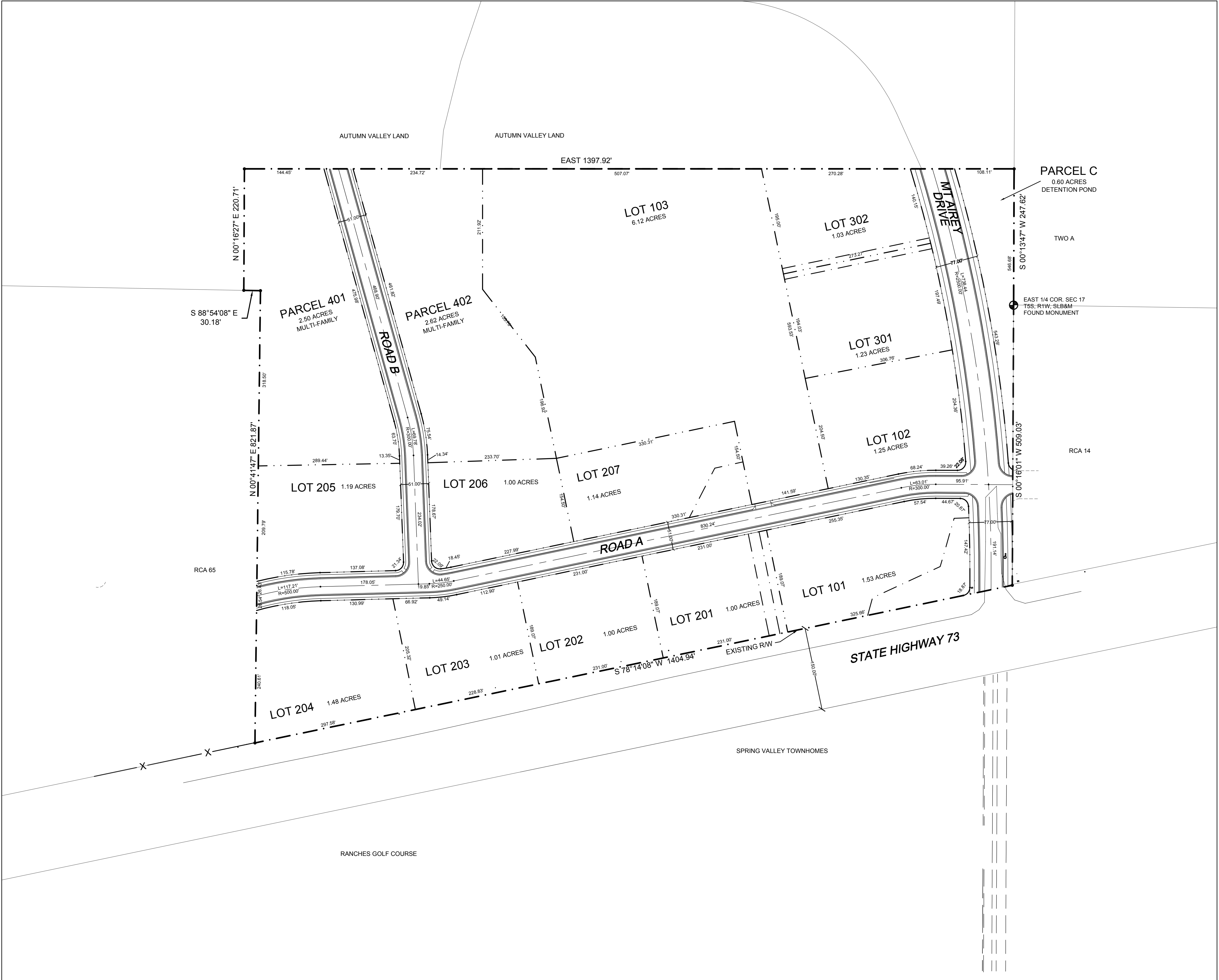
TOTAL ACREAGE	28.605 AC
TOTAL ACREAGE IN LOTS	24.783 AC
TOTAL ACREAGE IN STREETS	3.822 AC
AVERAGE LOT SIZE	1.76 AC
LARGEST LOT SIZE	6.12 AC
SMALLEST LOT SIZE	1.00 AC
TOTAL # OF LOTS	14

SHEET INDEX

C1	PRELIMINARY PLAT
C2	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN
C5	SIGNAGE

PRELIMINARY NOTES:

1. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO THE COMMERCIAL ZONE: LANDSCAPING. ALL LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL CITY ORDINANCES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THE CITY BUILDING OFFICIAL MAY APPROVE EXCEPTIONS AS SEASONAL CONDITIONS WARRANT. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL APPROVED LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN AND IN COMPLIANCE WITH THE CITY'S PARKING AND LANDSCAPING REQUIREMENTS.

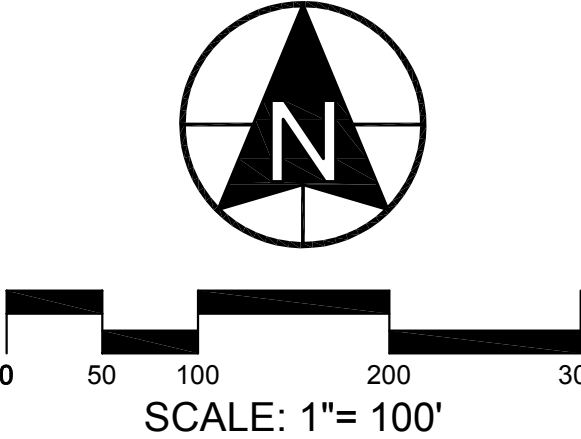


EAGLE MOUNTAIN GATEWAY

DEVELOPER

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION		DATE	
PRELIMINARY PLAN		11/18/13	

PROJECT

EAGLE MOUNTAIN GATEWAY

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME SHEET NUMBER

PRELIMINARY PLAT

C1

4/20/2014 11:41 AM - 11/18/2013 11:41 AM



EAGLE MOUNTAIN GATEWAY

DEVELOPER

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

SCALE: 1"= 60'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	11/18/13

PROJECT

EAGLE MOUNTAIN GATEWAY

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

©2003 BERG INC. - STORM OPERATIONAL UTILITY, INC.



EAGLE MOUNTAIN GATEWAY

DEVELOPER

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

SCALE: 1"= 60'

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	11/18/13

PROJECT

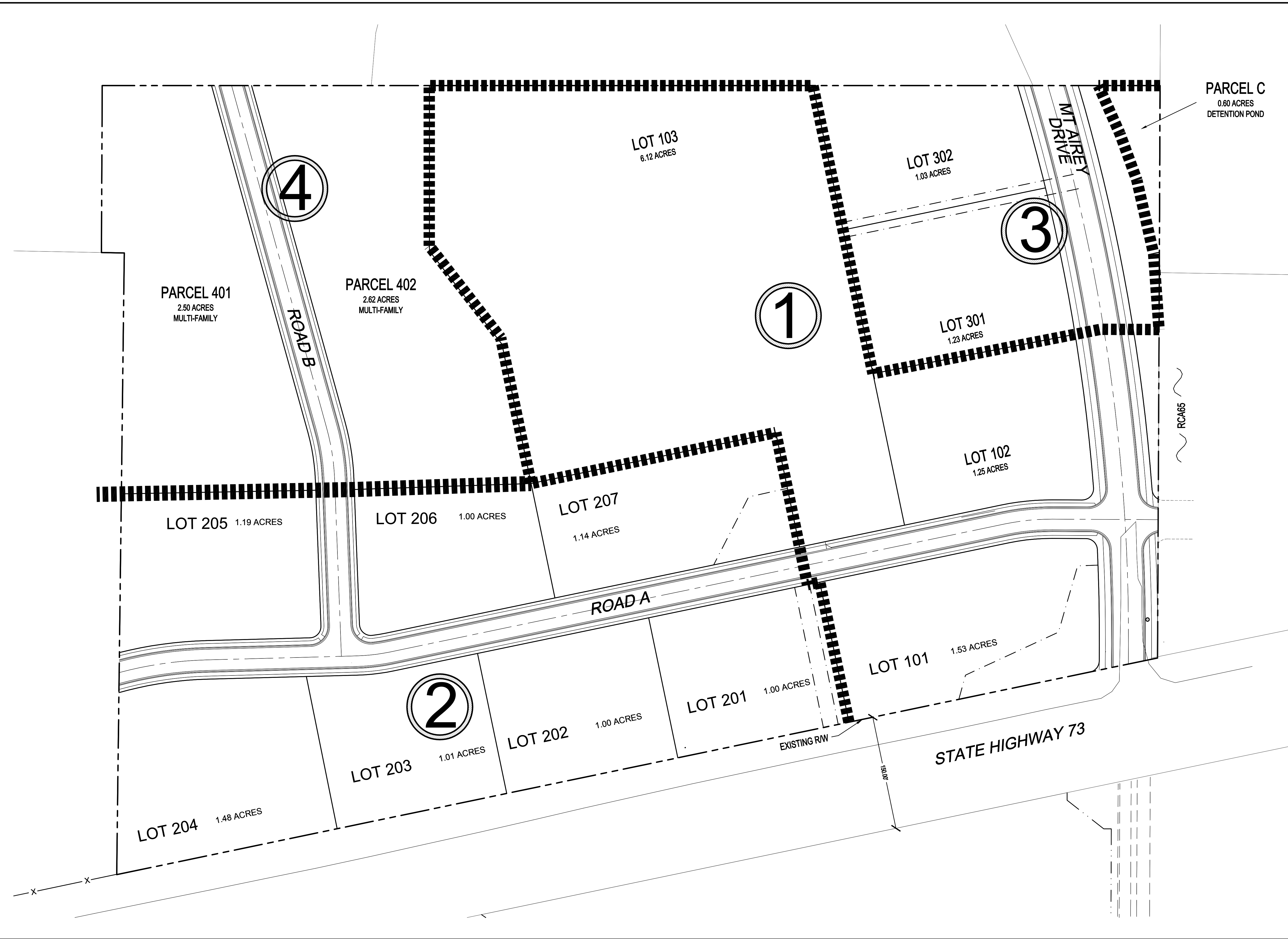
EAGLE MOUNTAIN GATEWAY

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

© 2013 EAGLE MOUNTAIN GATEWAY. ALL RIGHTS RESERVED.



EAGLE MOUNTAIN GATEWAY

DEVELOPER

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

0 30 60 120 180

SCALE: 1"= 60'

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

ACTION	DATE
PRELIMINARY PLAN	11/18/13

PROJECT

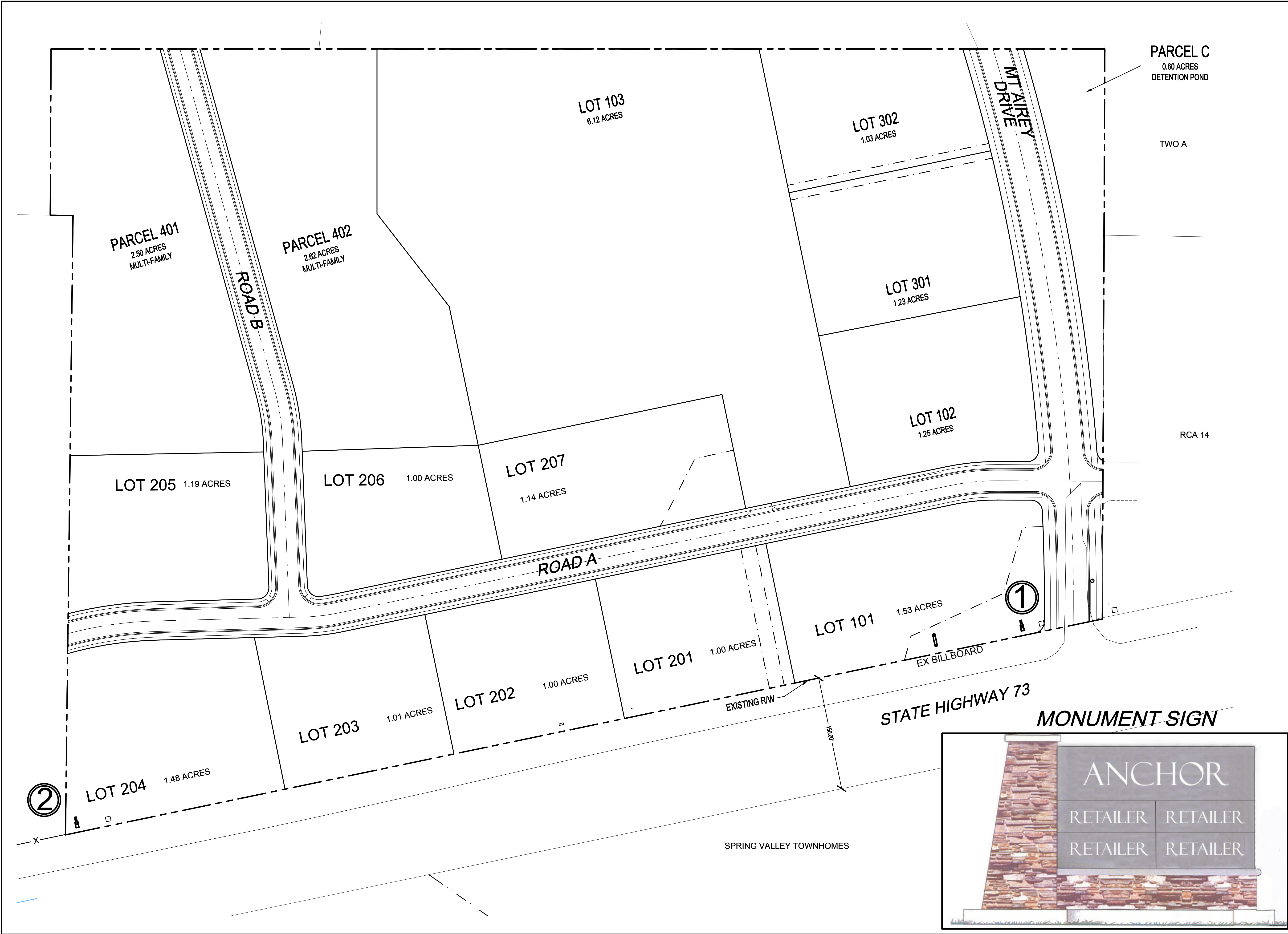
EAGLE MOUNTAIN GATEWAY

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING PLAN	C4

©2003 EAGLE MT. - STORM OPERATIONAL PLAN PHASING

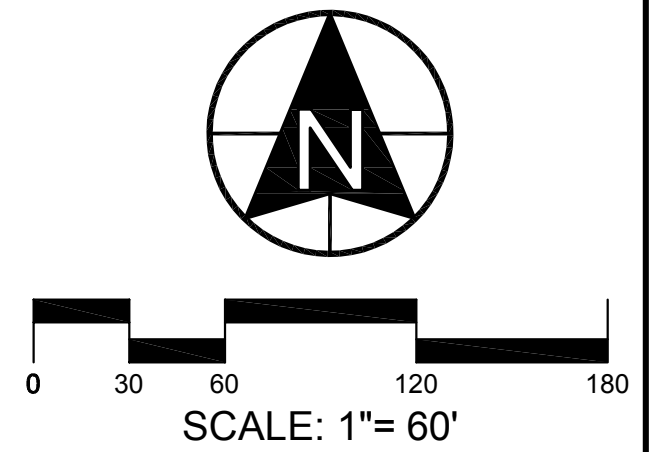


SIGNAGE NOTES:
1. COMBINED MONUMENT SIGNAGE LOCATIONS ARE SHOWN ON THIS PLAN.
2. EACH COMMERCIAL LOT WILL ALSO BE ALLOWED TO CONSTRUCT AN INDIVIDUAL MONUMENT SIGN TO BE LOCATED ON EACH LOT AS APPROVED DURING SITE PLAN.

DEVELOPER

AUTUMN VALLEY LAND, LC

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



BERG

CIVIL ENGINEERING

11038 N. Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION		DATE	
PRELIMINARY PLAN		11/18/13	

PROJECT

EAGLE MOUNTAIN GATEWAY

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SIGNAGE PLAN	C5

© 2003 BERG INC. - STRONG OPPOSITION TO THE CLONING OF



EAGLE MOUNTAIN CITY

Planning Commission Staff Report

JANUARY 14, 2013

Project: **The Cove at Rock Creek**
Applicant: Travis Taylor
Request: Concept Plan Review
Type of Action: Discussion Item

Recommendation

The Planning Department recommends that the Planning Commission review the Concept Plan for The Cove at Rock Creek. Concept Plan reviews are not to receive action by motion, but commissioners are highly encouraged to express any questions, concerns, or comments and give the applicant useful feedback.

Proposal

The proposed Cove at Rock Creek Concept Plan is located just south of the existing Rock Creek development off of Rock Creek Rd and Clear Rock Rd in the Ranches Master Development. The proposed application consists of 82 townhome units on 6.53 ac for a density of 12.5 units per acre. This proposed concept plan is the remaining portion of the original Rock Creek development. The original

Rock Creek development was approved with 276 total units Ph.1 consisted of 96 units and Ph.2 consisted of 84 units for a total of 180 platted units. There are a total of 96 possible units left that could be built. The remaining portion was approved as 12-plex units similar to the existing Rock Creek development. The Cove at Rock Creek is proposing 82



townhome units instead of the 12-plex buildings. The applicant would like to get feedback on the possibility of building the townhomes instead of 12-plex buildings before he purchases the property.

DRC Review

The applicant is meeting with the City's Development Review Committee (DRC) after this report is written the DRC comments and concerns will be presented at the Planning Commission meeting for discussion.

Open Space/Community Improvements

This project is a Tier IV development which requires 10% of the area acreage as improved open space. The calculated improve open space for this project would be .653 ac. The Development Code requires community improvements, or \$2,000 per buildable acre, in the form of public buildings/facilities or regional parks.

Water

The applicant will need to provide water rights to the City before the plat can receive final approval and be recorded to the City.

Parking

The City code requires 2 parking stalls per unit and the proper handicapped accessible parking stalls. Snow Stacking is also required for each parking lot design.

Future Reviews

Future review for development of this project shall include a Preliminary Plat, Site Plan and Final Plat.

Attachments

Concept Plan



The Cove at Rock Creek

- Area: 6.53 ac
- Number of Units: 82

